

HYBRID PLANNING APPLICATION

REPORT OF COMMUNITY ENGAGEMENT

HEYFORD PARK, UPPER HEYFORD, OXFORDSHIRE

ON BEHALF OF DORCHESTER LIVING LTD

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004

Prepared By: Pegasus Group

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1. INTRODUCTION

- 1.1 This Report of Community Engagement has been prepared by Pegasus Group on behalf of Dorchester Living Ltd ("the Applicant").
- 1.1 The Statement is in support of a hybrid planning application for the comprehensive delivery of a new vision for Heyford Park comprising of an integrated development of new homes, a 'creative city' with new employment, enhanced heritage and visitor facilities and opportunities, ecological and green infrastructure, combined with provision of new social and community facilities and infrastructure on land at the Former RAF Upper Heyford airbase, Upper Heyford, Oxfordshire ("the application site").
- 1.2 Applicants are encouraged to consult the local community in preparing development proposals to provide local people with the opportunity to shape new development in their area. They are also encouraged to engage with Planning Authorities and other stakeholders in pre-application discussions.
- 1.3 This Statement provides a summary of the consultation process and is accompanied by appendices, which contain evidence of the consultation process and summarise the outcome of feedback from respondents. The Statement also sets out how those responses have been taken into account in preparing the hybrid application.
- 1.4 The consultation process will also assist the Council and other stakeholders in the consideration of the application proposals and may provide a platform to apply appropriate planning conditions and/or Section 106 provisions, should planning permission be granted.
- 1.5 This Statement takes the following form:
- Section 2 – considers Planning Policy relating to community engagement;
 - Section 3 – outlines the consultation process and programme undertaken by the applicant;
 - Section 4 – provides a summary of the consultation responses received;
 - Section 5 – provides a summary and conclusions and sets out any changes made to the proposals as a result of the consultation process.

2. PLANNING POLICY FRAMEWORK

2.1 Under Section 18 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities (LPAs) are required to produce a Statement of Community Involvement (SCI). As part of the SCI, LPAs are required to encourage participation from local community groups when development is proposed.

2.2 The main planning policy references for pre-application consultation relevant to the proposals are:

- The National Planning Policy Framework (NPPF), published March 2012;
- The National Planning Practice Guidance web-based resource, first published 6th March 2014, with updates;
- The Cherwell District Council Statement of Community Involvement (Adopted July 2016).

2.3 The role of pre-application discussions is not to seek to persuade or cajole people into supporting a project or application; rather it is to provide appropriate opportunities and environments within which people can communicate their concerns, or aspirations about the proposed development. Those issues and aspirations are recorded and reported to those who are engaged in designing the development project, or who are directly involved in the decision-making process.

National Planning Policy Framework (NPPF) (March 2012)

2.4 The NPPF sets out the national planning policy for the delivery of sustainable development through the planning system.

2.5 In addressing the need for pre-application consultation, paragraph 188 of the NPPF states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

2.6 Furthermore, paragraph 189 states that where they think it would be beneficial, local planning authorities should:

“...encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”

- 2.7 The applicant is therefore encouraged to provide evidence of how the community have been involved in pre-application discussions concerning the proposed development.

National Planning Practice Guidance (PPG) (6th March 2014)

- 2.8 The PPG web-based resource further raises the importance of consultation in the planning process, in particular the desire to “front-load” consultation in the form of pre-application discussions.

- 2.9 The PPG outlines in detail the consultation process which Local Authorities must follow during their determination of planning applications.

Cherwell District Council – Statement of Community Involvement (Adopted July 2016)

- 2.10 The Council’s Statement of Community Involvement requires developers of larger sites to engage with local communities – residential and community associations and relevant interest groups and statutory consultees or service providers. The Council will expect developers, as part of their application to detail the pre-application consultation they have undertaken (in a statement of consultation) and how comments have been addressed in progressing a proposal – which could take the form of a ‘statement of community involvement. This will ensure that the standard requirements for involving the local and/or wider community are met.”

3. THE COMMUNITY CONSULTATION PROCESS

3.1 Initially, a presentation to update the CDC Councillors on the masterplan progress was made on 28th September 2017, at Bodicote House.

3.2 Letters and direct emails were sent to key stakeholders on 6th September 2017, inviting them to an event on Tuesday 3rd October 2017 at the Heyford Park Free School Specialisms Campus. The purpose of the meeting was for Dorchester to present the masterplan and have an in depth discussion regarding the proposals. Representatives from the following groups were invited:

- Heyford Park Residents' Association;
- Upper Heyford Parish Council;
- Upper Heyford Village Group;
- Heyford Park Free School;
- The Heyfordian School Trust; and
- Heyford Park Community Chapel.

APPENDIX 1 : EXAMPLE EMAIL TO KEY STAKEHOLDERS

APPENDIX 2 : DORCHESTER'S PRESENTATION

3.3 Three drop in consultation sessions were subsequently held at Heyford Park on the following dates:

- Thursday 5th October 2017 – 11:30am-1:30pm at Heyford Park Community Centre;
- Saturday 7th October 2017 – 10:30am-1:30pm at Heyford Park Community Centre; and
- Tuesday 10th October 2017 – 6pm-8pm at Heyford Park Free School Specialisms Campus.

3.4 To advertise the consultation events, flyers were prepared and delivered to all households in Heyford Park. The flyers provided local residents with information about the proposals including the planning background information and details of the consultation events. The events were also advertised on the Dorchester and Heyford Park Facebook channels.

APPENDIX 3 : CONSULTATION FLYER

3.5 The preliminary development proposals were set out on display boards at the exhibitions. Representatives from both Dorchester and the wider consultant team (Pegasus Group, PBA) were in attendance throughout the exhibition and available to explain the proposals and answer queries which arose.

APPENDIX 4: EXHIBITION DISPLAY BOARDS

- 3.6 The exhibition was well attended, with approximately 187 people attending over the course of the three days, to view the plans and discuss the proposals on display.
- 3.7 Those attending the exhibition were invited to record their views on the 'Comments Form' available at the event. These could be completed at the exhibition and dropped into the 'Comments Box' or returned to Heyford Park House by 17th October 2017 using a freepost envelope.

APPENDIX 5: FEEDBACK FORM

- 3.8 Approximately 44% of the attendees completed feedback forms, these are summarised in Section 4. All comments that were received (including those received after 17th October 2017) have been considered.

4. CONSULTATION RESPONSES

- 4.1 The aim of the consultation was to provide local residents and stakeholders with the opportunity to comment on the potential new development proposals in their area, to raise any concerns that might otherwise have been missed and to make any further suggestions to improve the layout.
- 4.2 The comments forms received and the verbal representations made at the consultation event provide valuable local knowledge and opinion. The comments have been summarised and are set out in the tables below.

Is it your preference that primary healthcare is delivered at Heyford Park, in the form of a community health hub, rather than at Deddington and Bicester?

Yes	75 (91%)
No	2 (2%)

Are you satisfied there are significant contributions to social infrastructure, leisure and amenities included within this masterplan?

Yes	62 (76%)
No	9 (11%)

Do you feel the accessible heritage proposals will give you a greater understanding and appreciation of Heyford's history?

Yes	64 (78%)
No	6 (7%)

- 4.3 Dorchester have identified the following themes from the community engagement process and have considered how they can be addressed in the emerging masterplan.

Healthcare

- 4.4 Dorchester are looking to provide a community health hub as part of the new masterplan. This would include a GP surgery as well as other spaces for associated health facilities, the intention is to co-locate these services together for them to become more sustainable. Despite the local community making a strong case with Dorchester, the Clinical Care Commissioning Group have yet to agree to this principle, although two GP practices have now expressed interest in opening a facility at Heyford Park.
- 4.5 Dorchester have seen overwhelming support from local residents in favour of providing a health hub here at Heyford Park. Feedback included:

"Please open a health/GP hub – this is critical for the residents. Whilst I understand the NHS desire for super GP hubs, this is not suitable for a rural area."

"With an ever-aging population it is important for the village centre to provide a GP and health hub. It will help provide another focal point to the centre and reduce the traffic to/from Bicester and surrounding villages/towns with similar service."

- 4.6 Dorchester remain committed to providing a community health hub and a suitable site has been identified in the Masterplan. They have undertaken further engagement with the Clinical Care Commissioning Group in Oxfordshire, who are supportive of providing healthcare at Heyford Park if Dorchester can find surgeries who are interested in potentially opening a branch at Heyford Park.

60 Acre Public Park

- 4.7 At the centre of Heyford Park a new 60-acre public park will be provided allowing direct access to a substantial part of the flying field. It is a significant green infrastructure contribution with new safe routes for walking proposed.

- 4.8 The community have expressed satisfaction with the proposed park, as residents would like to see open space and walks suitable for dog walking. Feedback included:

"My expectation has been exceeded, i.e 60-acre area."

"Parks and cycleways are important."

"I am pleased about the provision of the park."

"Open space is in desperate need right now, especially for those with dogs. There is nowhere to go right now."

"We are in need of walkways to take dogs for walks at Dorchester end. Either paths through fields linking to the top of the village green to the outside bridleways or more access for dogs on green spaces like the village green."

- 4.9 Ecological advice has been sought to advice on a management plan for the new 60-acre park. There are concerns over ground nesting birds in the area of the park. Dorchester are exploring a management plan to try and allow dogs on part if not the whole of the park.

Cycleways and Footpaths

4.10 A network of public footpaths, cycleways and bridleways will be provided around the site and through the settlement. The aim has been to improve connectivity to neighbouring villages as well as allowing safe and convenient access from the residential and employment areas to the village centre and community facilities. From previous engagement sessions with the community, residents expressed a wish for better leisure cycling and walking routes around Heyford, which Dorchester have incorporated into the masterplan.

4.11 Residents have shown support for the new footpaths and re-instated Portway and Aves Ditch paths, and that they would like to see more cycle specific routes. Feedback included:

"The new walks and re-opening of the Portway walk are good."

"The network of footpaths and bridleways within Heyford Park need linking to those from the surrounding villages to promote journeys on foot rather than merely exercise."

"Pedestrians and cycle routes need to be segregated and provided so that cyclists and pedestrians aren't sharing the same space."

"The whole site should be accessible by foot or bike, pathways for pedestrians and dedicated cycleways for bikes."

4.12 The planned provision in the new masterplan focuses on the ability to move safely through the site, accessing the multiple school sites from the residential areas and connecting with the new public park on the flying field. The new public park will have a number of walking routes within it. A new off-road route will also connect to the creative employment hub ensuring that anyone who lives and works on site can travel sustainably. The masterplan also aims to make the existing rights of way around Heyford Park more accessible, and to ensure that there are a range of different length walking and cycling route options. Aves Ditch and Portway will be re-opening under the existing masterplan, and Dorchester have assessed how these could be linked to other existing Public Rights of Way to enhance the network in the wider neighbourhood.

Traffic Impacts

4.13 A Traffic Assessment has been undertaken to predict the impact of the planned development on 21 junctions which were selected by Oxfordshire County Council and Highways England in the local area. Improvement measures are being considered for the junctions which had capacity issues attributable to predicted amount of traffic arising from the additional development. Solutions for highway capacity improvements are currently being investigated with Oxfordshire County Council and Highways England. A number of villages around Heyford Park have been identified as needing rural traffic calming. Dorchester will be working with the Parish Councils of the identified villages to develop suitable solutions. Monitoring will also occur in Somerton and Fritwell with funds being made available should rural traffic calming also be identified in these villages as a result of the development.

4.14 Residents have raised concern over increased traffic impact from the new homes and jobs at Heyford Park on the local areas, as well as Heyford Park itself. Feedback included:

"Increased traffic movement is one of the major concerns of the surrounding villages."

"It needs to be assessed the amount of traffic (business) that goes through Somerton and Fritwell to avoid Junction 10 M40 – to get on the A43."

"We need more attention to transport and traffic problems."

"The roads in Heyford and surrounding villages are at maximum capacity. The surrounding villages have noticed the impact, performing speed checks and traffic counts. The Banbury Road on a work day morning is slow due to volumes of traffic. The village buses are too big for the roads they travel down. The surrounding road systems are not suitable for the amount of traffic it sustains."

"Dorchester could fund consultants to work with these villages to provide ideas and plans that could be implemented to deter drivers, slow them down, safeguard the historic character of the villages and rurality."

4.15 Dorchester are currently working with the Mid Cherwell Neighbourhood Plan to appoint a consultant to look at the rural traffic calming solutions to mitigate the impact of increased traffic in the local area.

Removal of HGVs from Camp Road

4.16 The new masterplan provides the opportunity to re-route the HGVs away from Camp Road which as a road is no longer suitable for HGVs being more residential in character together with the activity associated with the current two Free School sites. A new HGV route down Chilgrove Drive will ensure that there will be a significant reduction in HGVs in the areas of the development with the greatest pedestrian and cyclist movement.

4.17 The community would like to see the removal of HGVs from Camp Road as a priority. Feedback included:

"Re-routing of HGVs is important."

"Prioritise HGV removal from Camp Road."

"The opening of Chilgrove Drive for HGVs is good."

"Diversion of the HGVs away from school routes is needed."

4.18 Dorchester recognise that the residents would like to see the removal of HGVs from Camp Road as a priority, and are working on a strategy to ensure the effective opening of Chilgrove Drive. There is an existing routeing agreement in place to ensure that all HGVs accessing the Flying Field need to do so from the M40 direction rather than from the west.

Public Transport

4.19 The public transport offer at Heyford Park is being revised to make it more reliable, more frequent and to increase connections with other modes of public transport. Heyford Park is currently served by the 25A bus service, which travels hourly between Oxford, Heyford Park and Bicester. The proposals is to split the bus route into two services. A service to Bicester running every 20 minutes from Heyford Park will connect with Bicester village train station. The other service will be hourly going to Oxford. There will be a new shuttle service introduced from Heyford Park to Lower Heyford Rail Station during peak hours and will connect directly with the train times.

4.20 Residents of surrounding villages would like to see public transport between the villages to access the facilities at Heyford Park. Feedback included:

"Please be aware of the public transport provision."

"New transport links need to be provided if residents of the neighbouring villages are to access the facilities, amenities and services provided at Heyford."

"A small bus is needed to provide a service to link to Heyford Park and transport hub."

"Public transport access is needed in the evenings as well as daytime. The needs of young people should be particularly considered here as well as elderly, disabled and more vulnerable."

"Is there any consideration to provide transport from surrounding villages?"

"Transport links need to be available for residents of the surrounding villages (like Fritwell) to easily access health services."

- 4.21 Dorchester have been investigating the possibility of implementing public transport between the villages, although there are viability and sustainability issues to consider. Dorchester are also working with the Mid-Cherwell Neighbourhood Plan on traffic and transport matters.

Heritage

- 4.22 Dorchester's philosophy for an enhanced heritage offering at Heyford Park focuses on activities and attractions which are key themes of Heyford Parks history. Dorchester seek to attract new audiences and broaden the appeal of the site, by finding viable new uses for key structures, enabling buildings to be refurbished and combining the heritage offer with leisure uses so that residents of Heyford Park can regularly access the assets of the airfield day to day.

- 4.23 The community are supportive of the Heritage offering, with residents wishing for it to be more accessible. Feedback included:

"Heritage and leisure provides an innovative response and is now more inclusive."

"Keep as much of the heritage and history of the site as possible."

"I think we have a great educational resource in the airfield etc. And it should be utilised as much as possible".

"History is exciting and needs to be shared with the young."

"Heritage offer is a good backdrop/context."

"Great to see the heritage aspects being integrated in such an interesting way."

"Anything which provides interpretation of what is left of the USAF base will provide residents, new and old, with a greater appreciation of this important period in our history."

"I think it's brilliant to make use of local history and create an interactive, interesting place to visit."

"Like the idea of the Heritage Park to draw people closer to the heritage areas (and zipwire sounds cool!)."

"Excited about the heritage centre and also observation tower and zipline experiences."

- 4.24 Further details of the proposed heritage approach is set out in the accompanying Heritage Vision document.

Delivery of Social Infrastructure

- 4.25 There is a significant amount of social infrastructure and community facilities that Dorchester are proposing as part of the new masterplan, including heritage facilities, a community health hub, increased school places, a sports park and other community facilities.

- 4.26 Residents would like to see delivery of the social infrastructure as soon as possible to cater for the current housing and not to wait until all the housing is complete. Feedback included:

"Please build (social infrastructure) soon, we need a shop."

"We would like to see (social infrastructure) sooner than the proposals."

"When it is all completed it sounds good, but at the moment it is not very good."

"A sustainable estate needs facilities."

"A timeline would be useful. Otherwise we keep being fed lovely ideas and live in continual expectation, frustration and disappointment when nothing materialises."

- 4.27 Dorchester will work with Cherwell District Council and Oxfordshire County Council to draw up a phasing plan for the social infrastructure provision. The phasing plan will not have deadlines but infrastructure will be brought forward in phases determined by the occupation of a set number of dwellings to ensure a balance of facilities and housing.

Heyford Park Free School Expansion

- 4.28 Heyford Park Free School's proposed expansion is to include the addition of a third campus located close to the new public park. The proposals are for increased entry by 1.5 forms at both primary and secondary. There will be over 500 new places as part of the proposals which will provide spare capacity so that children from neighbouring villages can access the school at secondary level.
- 4.29 The community have expressed concerns about the expansion of Heyford Park Free School. The community is concerned about the safety of children as they move between the school sites. The community have also expressed concern that the expansion of the school, if not carefully considered, may destabilise other local primary schools. Feedback included:

"The siting of Heyford Park Free School is critical in order to ensure appropriate transition between sites while maintaining the continuity of education and the 'all through' ethos."

"More of a system is required in ensuring children's safety when walking between the schools."

"The school needs a pedestrian crossing ASAP."

"Slight concern over the amount of spaces available at the school, given the amount of new homes."

"Huge concern over the provision of extra primary places at Heyford Park, which is already having a detrimental effect on existing good primary schools in local villages, threatening their viability. Release of place should only be in line with growth of residents within Heyford Park."

"Heyford Park is now the local secondary school for Fritwell as OCC only provides free transport to the nearest school. Fritwell has a very good well-established primary school, but some parents are enrolling at Heyford Park to ensure a future"

place at secondary level. This seriously impacts on the viability of a small rural school. Increasing provision of primary places at Heyford needs to be carefully phased in line with the actual home completions at Heyford Park to avoid making this situation worse."

"Road safety – we need a pedestrian crossing at the school, at the moment it is very dangerous."

"The expansion of the school is positive; however, the supporting pedestrian routes currently do not have provision for any safe, traffic controlled crossings."

- 4.30 Dorchester understand the concern with Camp Road, this is an issue with the current masterplan. Oxfordshire County Council do not think a pedestrian crossing is needed with the raised tables. The re-routing of HGVs and commercial traffic away from Camp Road will significantly improve the safety of children moving between the school sites. Dorchester are also looking at pedestrian connectivity around Heyford Park which will also help, with plans to follow in due course. The expansion of the school has been considered with the Mid-Cherwell Neighbourhood Plan to allow for increased secondary places for pupils from Ardley and Fritwell.

Greenfield Allocation

- 4.31 In the Cherwell Local Plan 2031, Heyford Park was allocated as a strategic site for housing delivery in Cherwell, Policy Villages 5 allocated land at Heyford Park for an additional 1,600 homes and 1,500 jobs. Dorchester supported a brownfield first approach to the land allocation, however after various studies and assessments, Cherwell District Council concluded they would allocate development on a number of fields adjacent to the boundary of Heyford Park in addition to selected parcels of brownfield land inside the boundary.

- 4.32 The local community have expressed concern over the allocation of greenfield land over brownfield land for development. Feedback included:

"NOT Greenfield."

"Critically brownfield should be built on before green. The level of importance and protection of the heritage is ridiculous and more of this land should be used for housing."

"I am hugely disappointed to see development of greenfield land ahead of brownfield land."

"Field views do not want 60 houses built to the rear of the development."

"I am unhappy with the prospect of houses being built in the field opposite Hart Walk. When we bought our houses, we were told the field would not be built on. If there is little choice about this, then a really large buffer zone of trees would be the very least we should expect."

"Heyford has a great history, however there is no need to keep as much of the airfield as currently proposed. This land could be used for housing to save greenfield."

"An opportunity has been missed to build much needed homes and jobs on a brownfield site, greenfield land is disappearing instead. What is the priority here – past nostalgia or affordable homes for young families?"

- 4.33 Dorchester do not have control over greenfield allocation. Cherwell District Council decided to allocate the greenfield parcels as part of their Local Plan. Dorchester plan to incorporate a small buffer into the greenfield parcels. Parcel 17 will have an increased landscape buffer and also a community orchard for the communities' benefit.

5. SUMMARY AND CONCLUSIONS

- 5.1 The applicant has undertaken pre-application consultation with the local community as encouraged by Government policy, contained within the NPPF and the PPG, and the Council's Statement of Community Involvement.
- 5.2 The Public Consultation exercise has allowed local residents and Stakeholders to consider the proposals before the planning application has been finalised, and offer suggestions and recommendations to help shape new development in the area, which have been taken into account by the applicant.
- 5.3 It is acknowledged that pre-application consultation will not always change the views of those who wish to object to a development proposal but it ensures that there is an opportunity to openly review and discuss the proposals with the developers and their consultant team and to help shape new development.
- 5.4 The comments as noted have been considered and where appropriate have been addressed through the application and supporting documentation.

APPENDIX 1

EXAMPLE EMAIL TO KEY STAKEHOLDERS

Lorelie Davies

From: Sarah McCready <S.McCready@dorchestergrp.com>
Sent: 06 September 2017 15:26
To: Sarah McCready
Subject: Invitation to Stakeholders Briefing - Heyford Park Masterplan

Hello there,

As you will know from the engagement or briefings you will have already received, Dorchester have been producing a masterplan in order to spatially plan the additional 1600 homes, and 1500 jobs, that we have been allocated as part of the Cherwell Local Plan. As well as homes and commercial jobs, the masterplan will indicate other elements such as school expansion, health facilities, green infrastructure, indoor sport and our heritage offer.

We are due to start a formal consultation and engagement exercise in light of the masterplan being formally submitted to Cherwell DC, with the first public exhibition being held on the 5th of October. However, we would like to invite some key community stakeholders to attend an initial briefing before the consultation and engagement exhibitions begin. This will be a great way to capture the views, thoughts and aspirations of the people who have already played a large part in shaping the community here to date.

Thus, you are invited to attend a briefing session on the evening of 3rd October, starting at 6pm. We will confirm the exact location once we have an understanding of numbers. The session will begin promptly at 6pm and will comprise of a presentation where our vision will be explained. There will be an opportunity afterwards for a discussion and some questions and answers.

We have chosen to invite the following organisations to be represented in some way, but if you feel any other groups could benefit from being invited then please feel free to send me your suggestions (but do bear in mind that there will be public exhibitions throughout the course of the following week)

- Heyford Park Residents' Association
- Upper Heyford Parish Council
- Upper Heyford Village Group
- Heyford Park Free School
- The Heyfordian School Trust
- Heyford Park Community Chapel

Please can you RSVP to this email, and also indicate if you would like to bring anyone else from your organisation or Parish.

Thank you in advance for your attendance, and we look forward to welcoming you on the evening of the 3rd.

Kind regards,

Sarah

Sarah McCready
Head of Social Infrastructure



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APPENDIX 2

DORCHESTER'S PRESENTATION

HEYFORD MASTERPLAN CDC/DORCHESTER WORKSHOP

THURSDAY 28TH SEPTEMBER 2017

15.00-15.40

BODICOTE HOUSE



- First Developer in the UK to be approved to operate a Free School – Heyford Park Free School has been open since 2014 and is heavily oversubscribed.

- 1 in 4 buyers choose to locate at Heyford Park because of the school.

- Provide an in-house Registered Social landlord to ensure all residents receive the same customer experience regardless of tenure.

- Non-Syloed/Balanced Community.
- Build to rent and build to sell.

- Design led homes and village feel.

- Dorchester close 1 in 4 buyers whereas the industry average is 1 in 11.
- Circa 100 units from one outlet whereas the industry average is 50 units.

- Transformation of the commercial business estate at Heyford Park from 40% let to over 90% let.
- Approx. 1800 people employed at Heyford Park vs. 700 homes currently.
- Village Centre now underway – to include restaurant/pub and Sainsbury's Local.

- Have already delivered approx. 350 of the 700+ houses that were consented as part of the first masterplan. We currently build between 150 to 200 units per year.

- Top 3 Cherwell Housing Delivery Partner.

- Instigated the Mid-Cherwell Neighbourhood Plan to provide an empowering and engaging planning experience for local people.

- 95% of customers come from a ten mile radius. This contrasts to an industry average of 80%.



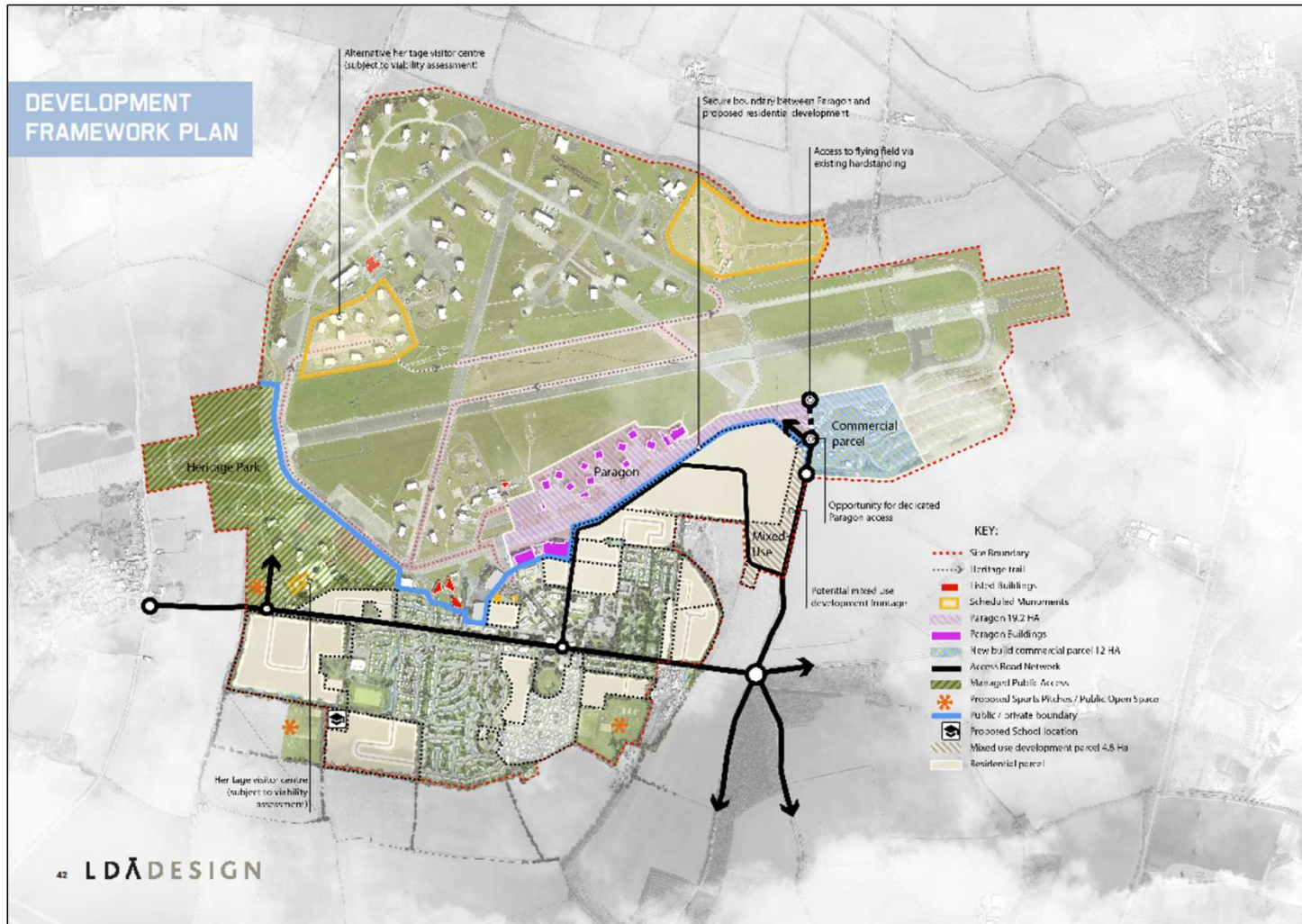
- Adoption of Cherwell Local Plan 2031 in July 2015

- Policy Villages 5 allocated additional 1,600 dwellings and 1,500 jobs

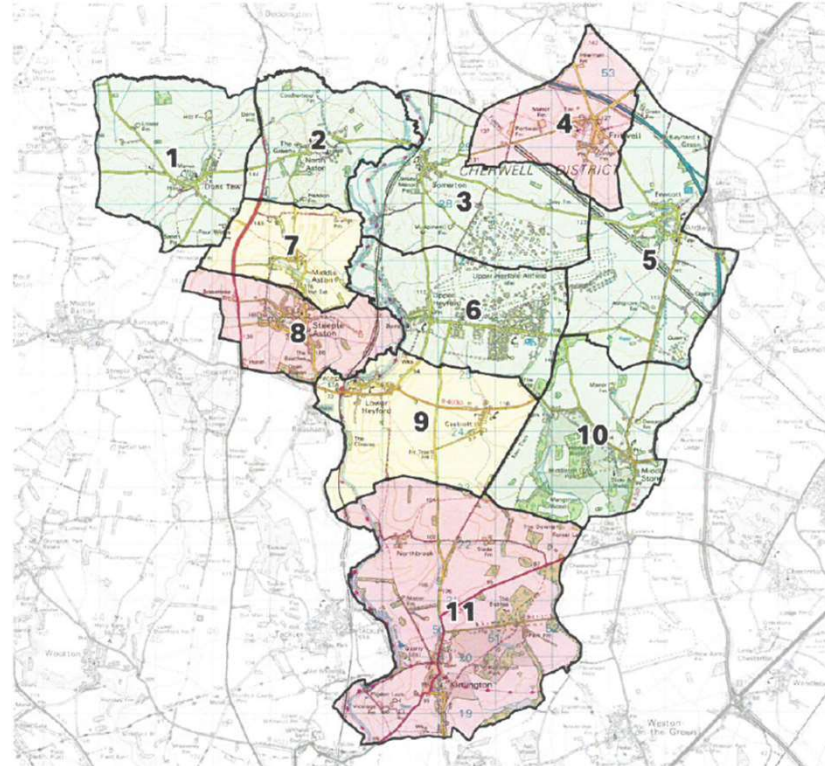
- CDC and Dorchester appointed LDA to undertake high level masterplan work during 2016



LDA Masterplan



Neighbourhood Plan Engagement



Higher skilled employment base

Inclusion of community health hub and GP practice

Lower density uses located towards greenfield edges

Expansion strategy for Heyford Park Free School

Working to address traffic issues

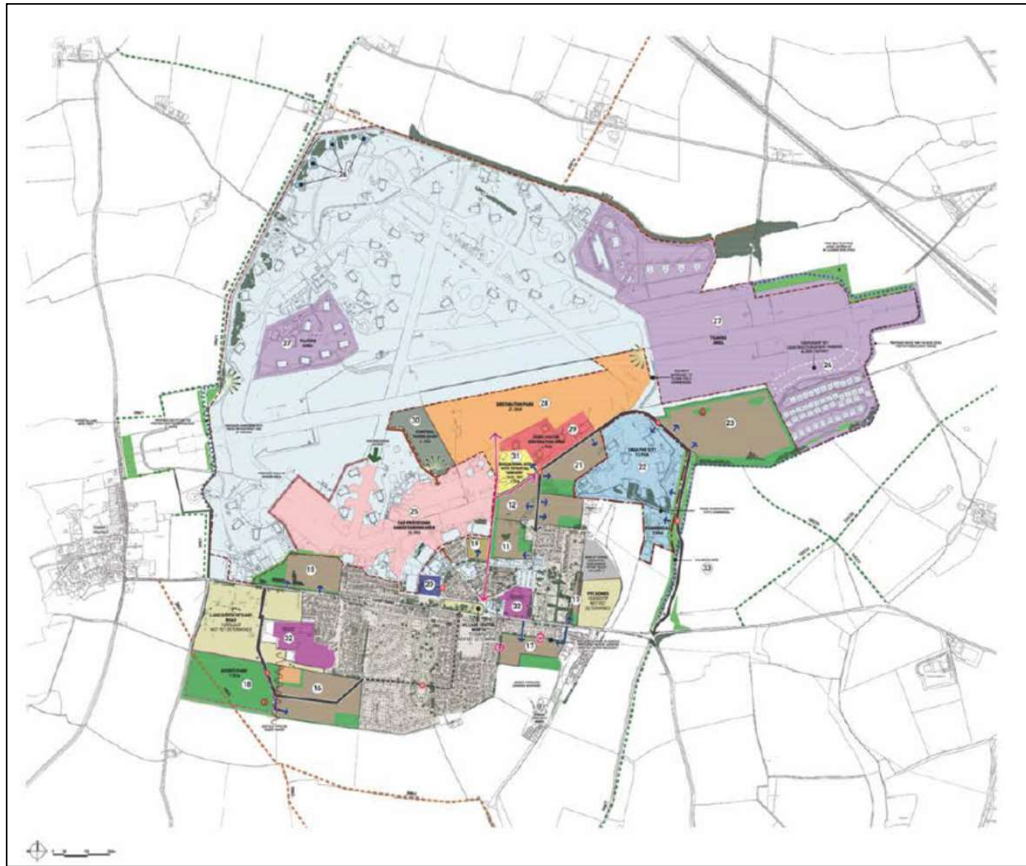
January 2018: CDC Examination

March 2018: Referendum

Summer 2018: MCNP "Made"

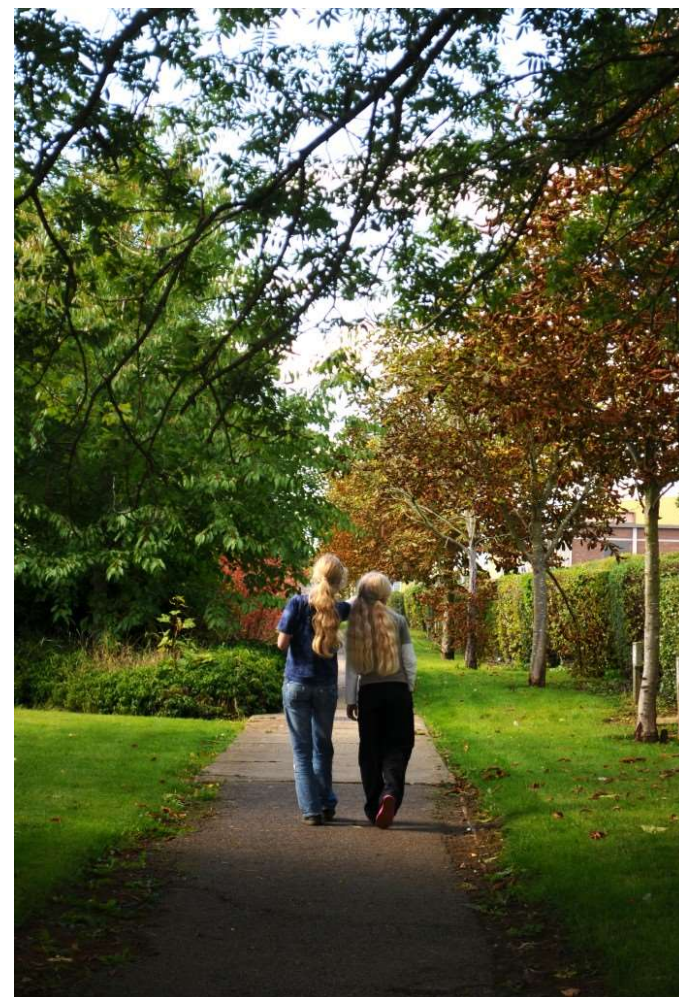
New Masterplan

New approach reflecting innovative economic, heritage and ecological thinking



A Socially Lead Community Development

Improved housing	<ul style="list-style-type: none"> • Meeting needs/local market • Affordable housing, integrated approach, avoid 'silos' • Quality of housing/public realm, exemplary modern architecture area • Delivery rates for sale and rent
Improved transport	<ul style="list-style-type: none"> • More frequent bus services • Better walking and cycling integration • Funds for village traffic calming • Off site junction mitigation package • Improved HGV routing away from school and residential streets
Improved community facilities	<ul style="list-style-type: none"> • Community health hub including GP practice- CCG discussions • Community Care/Smart Living in the home scheme, care home bed provision • Expansion of popular Heyford Park Free School • Expanded nurseery to provide 'wrap around' provision • Apprenticeship training on site • New village hall, separate dedicated Youth facility • Expanded retail offer to enhance Heyford 'sub-hub' status • New open space and pitches • New indoor sport facility • New public park • Green buffer between Heyford Park & Upper Heyford
Improved employment	<ul style="list-style-type: none"> • Creative cluster concept, range of jobs for a variety of local skill sets • Filming activities, sensitively controlled • Fill a gap indemnified by LEP for a creative hub for Oxfordshire
Improved heritage	<ul style="list-style-type: none"> • Innovative and integrated vision • Improved public access to heritage and new destination park • Enhanced interpretation and destination facilities, new observation tower • Community and heritage events, • Repurposing of key heritage buildings
Improved green infrastructure	<ul style="list-style-type: none"> • Ecological park on site • New sports pitches and public green space • New landscaping and tree belt planting



APPENDIX 3

CONSULTATION FLYER



DORCHESTER LIVING

Dorchester Living invite you to attend the community consultation events for

THE HEYFORD PARK MASTERPLAN



The new masterplan includes:

- The allocation of 1600 homes within the Cherwell Local Plan
- 1500 jobs
- Community facilities
- New school places
- Health centre
- Heritage offering

Members of the Dorchester team will be around to answer questions, and there will be the opportunity to view the new master plan and provide feedback.

Please join us at any time during one of the following events:

Thursday 5 th October 11.30-13.30 Heyford Park Community Centre, Brice Road, Heyford Park, OX25 5TE	Saturday 7 th October 10.30-13.30 Heyford Park Community Centre, Brice Road, Heyford Park, OX25 5TE	Tuesday 10 th October 18.00-20.00 Heyford Park Free School Specialisms Campus, Izzard Road, Heyford Park, OX25 5HE
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APPENDIX 4

EXHIBITIONS BOARDS

Dorchester Living welcome you to our Heyford Park Masterplan consultation exhibition.

This exhibition will guide you through our emerging masterplan for Heyford Park.

The need for a Heyford Park masterplan arose following the strategic allocation of Heyford Park in the Cherwell Local Plan 2011-2031. It was recognised that a holistic vision was required to deliver new homes, jobs and social infrastructure in a comprehensive way, creating a place where people want to live, work and play. The following exhibition will take you on the journey of masterplan development and focuses on the following key areas:

- Outline of the new masterplan showing key locations of new homes, jobs and social infrastructure
- New accessible Heritage offer
- High Quality Local Employment
- Community Benefits, including;
 - » Education – new school places at Heyford
 - » Health – provision of a health hub
 - » 60 Acre Public Park and new footpaths and cycleways
 - » New sports park and indoor sport provision
 - » Extra care village
 - » Affordable homes
- Transport opportunities and mitigation

The purpose of this exhibition is to provide you with the details of the emerging masterplan, but most importantly, to get your feedback on the proposals. The feedback we receive will be used to help shape the final scheme.



HEYFORD PARK IN THE CONTEXT OF THE NEIGHBOURING AREA

Our team are on hand to discuss the proposals with you so please feel free to ask any questions you may have.

Please also take the time to complete one of our feedback forms which are available at the end of the exhibition.

First Heyford Park Masterplan (Approved in 2010)

After acquiring Heyford Park, Dorchester were successful in securing planning permission for an overarching masterplan for the site in late 2010. The permission allowed for 1,075 homes, which included around 750 new homes, as well as permanent permission for all of the pre-existing homes at Heyford. The outline permission also included the provision of jobs, schooling, a village centre and various other social and technical infrastructure. Following this, Dorchester have been implementing the permission by preparing detailed reserved matters applications for each of the phases of the development.

Cherwell Local Plan 2031 (adopted July 2015)

In the Cherwell Local Plan 2031, Heyford Park was allocated as the only strategic housing delivery site in Cherwell, outside of the centres of Bicester and Banbury. The specific policy which relates to Heyford Park, Policy Villages 5, allocates land at Heyford Park for an additional 1,600 homes and 1,500 jobs. Dorchester supported a brownfield-first approach for the land allocation, however after various studies and assessments Cherwell District Council concluded that in this instance they would rather see development on a number of fields adjacent to the boundary of Heyford Park, as well as on selected parcels of the brownfield land inside the boundary of Heyford Park. Dorchester understand the importance of bringing Heyford Park forward holistically and are therefore engaging with the landowners of the allocated fields to, where possible, incorporate the land into the masterplan and provide uses which local people will be comfortable with. This also ensures all development will contribute to the wider placemaking of Heyford Park.

LDA Development Framework (Early 2016)

In 2016 LDA were appointed jointly by Cherwell District Council and Dorchester to create a masterplan for the allocated land at Heyford Park. This process explored which types of development each of the allocated parcels would be suitable for and led to Dorchester appointing a consultant team to refine the detail of the masterplan.

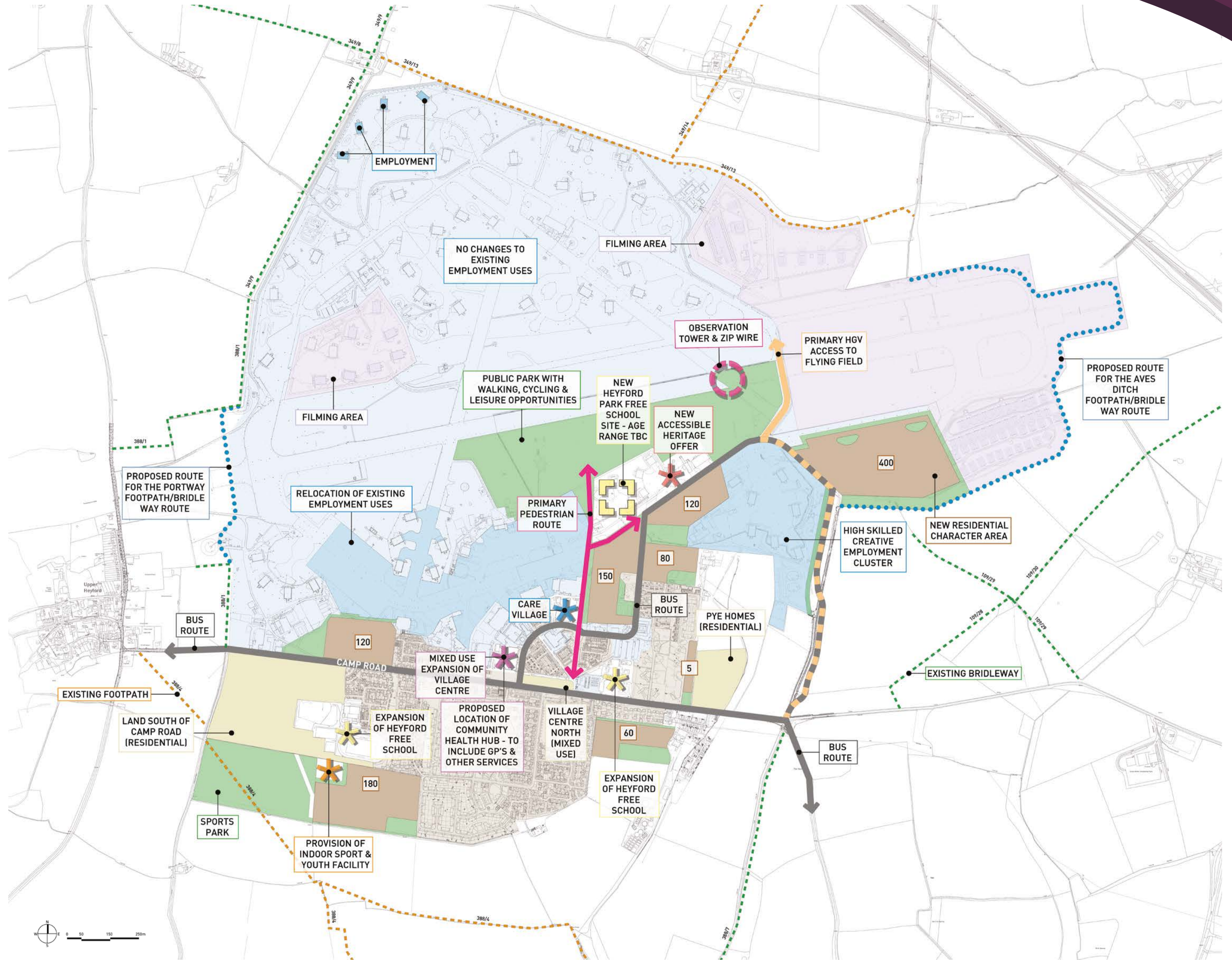
New Dorchester masterplan approach (Mid 2016 -today)

Following advice from Cherwell District Council, it was decided the joint LDA development framework was not suitable to form a planning application. Over the past 12 months Dorchester have been working with their consultant team, with input from Historic England, Cherwell District Council, Oxfordshire County Council, the Local Enterprise Partnership and local stakeholders to create an innovative new approach to the masterplan which will bring forward the development in a comprehensive way and provide high quality new homes, employment opportunities, schooling and leisure opportunities for both residents of Heyford Park and the wider neighbourhood to enjoy. Later in the exhibition there are further details of what is planned. Whilst the masterplanning work has been taking place, Dorchester have submitted applications for Phase 9 and the Village Centre North, in order to ensure delivery would be maintained, however both of these parcels will still form part of the overarching masterplan, as we understand the importance of a holistic approach to development.

“The new masterplan creates a pioneering opportunity in Heyford’s history to provide true accessibility to the heritage of the airfield for local residents. The additional homes also allow for greater improvements to Heyford’s social infrastructure, ensuring our sub-hub status for the local community can be cemented by providing more amenities. New employment will be bespoke to Oxfordshire’s economic context by producing a hub for the county’s dispersed creative industries. This will be a sustainable community- with more than one job per household- where residents can live, work and play at Heyford Park”.

Development proposals include:

- **1,600** new homes, including **480** affordable properties
- Up to **60 extra care units** to provide homes that can be supported by ancillary care services
- **1,500 new jobs**, with emphasis on supporting the creative sectors
- A distinctive **new residential character area**
- Approx. **500 new places at Heyford Park Free School**, including the expansion of the current sites, plus the delivery of a new site on the airfield
- **Nursery provision** (both funded hours and commercial child care)
- New **community health hub**, which will include a **GP surgery**
- New **Village Hall**, which will also include new premises for the Heyford Park Chapel
- New **Youth facility** building
- An **expanded retail offer** within the Village Centre
- New **indoor sports building**
- A large **public park**, with associated leisure walking and cycling routes
- New **playing pitches** and open space areas
- Filming areas to support the **creative employment opportunities**
- Relocated BCA car processing area
- **New heritage interpretation area** that will comprise of a variety of heritage attractions, including the Heyford Park Sky Tower - an observation tower and zip lining experience



PROPOSALS KEY			
	EXISTING APPLICATIONS (RESIDENTIAL & MIXED USE)		APPROXIMATE DWELLING NUMBERS
	RESIDENTIAL		NEW HEYFORD PARK FREE SCHOOL SITE - AGE RANGE TBC
	EMPLOYMENT		EXPANSION OF HEYFORD PARK FREE SCHOOL
	FILMING AREA		NEW ACCESSIBLE HERITAGE OFFER
	OPEN SPACE		CARE VILLAGE
	MIXED USE EXPANSION OF VILLAGE CENTRE & PROPOSED LOCATION OF COMMUNITY HEALTH HUB - TO INCLUDE GP'S & OTHER SERVICES		PRIMARY PEDESTRIAN ROUTE
	PROVISION OF INDOOR SPORT & YOUTH FACILITY		PROPOSED ROUTE FOR THE PORTWAY & AVES DITCH FOOTPATH/BRIDLE WAY ROUTE
	OBSERVATION TOWER & ZIP WIRE		EXISTING FOOTPATHS
	BUS ROUTE		EXISTING BRIDLEWAY
	PRIMARY HGV ACCESS TO FLYING FIELD		

Our philosophy in regards to an enhanced heritage offering at Heyford Park has focussed on:

- Identifying the key themes within the heritage story of Heyford Park- such as technology and aviation innovation or spying and espionage- and designing new activities and attractions that interpret this.
- Attracting new audiences and broadening the appeal of the site.
- Finding viable new uses for key structures, thus enabling these buildings to be refurbished.
- Combining the heritage offer with leisure uses so that residents of Heyford Park can regularly access the asset of the airfield as part of day to day life.

The following map shows where the new heritage interpretation area will be located, as well as a full list of what is to be included, but we are particularly excited by the following elements:

- A new observation tower - this will contain a zip line experience that will fly visitors down the runway.
- A cold war gallery to celebrate a range of cold war and inter-war art
- A new educational hub that will promote science and technology research. This experience will culminate in an exciting Escape Room attraction.
- A large public park in the heart of the airfield that will promote connectivity from the residential areas towards the runway.



EXAMPLES OF AN OBSERVATION TOWER AND ZIP LINING EXPERIENCE

Please note: Proposals at this stage are subject to further consultation with Historic England

Dorchester Living have considered the following sources in developing an exciting new employment vision for the 1,500 new jobs we are due to create as part of the masterplan:

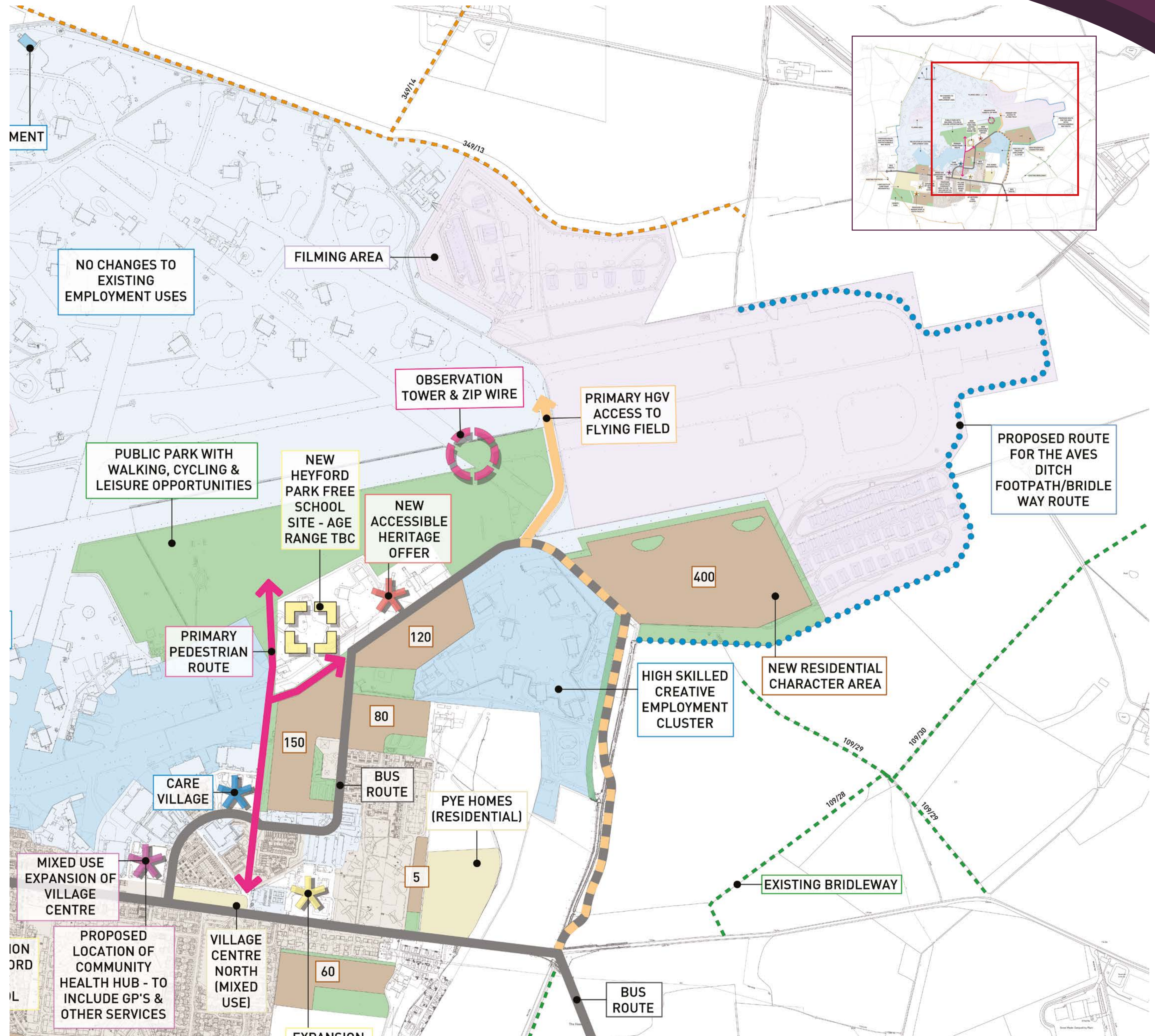
- Oxfordshire Local Economic Partnership
- Local commercial agents
- Cherwell District Council
- Consultation responses received from local Parishes and the MCNP in regards to the Southern Bomb Stores application

As such, we have focussed on the following themes when developing the new employment offer:

- Providing a permanent hub for the locality's dispersed creative and digital industries that are so pivotal to Oxfordshire's economic growth
- Diversifying Heyford Park's employment base so that there is greater potential for local people to find a job on site
- Ensuring the new employment contributes more positively to transport – by diversifying the employment offer, we have listened to local feelings regarding the number of HGVs around Heyford Park
- Ensuring that there is a matching residential offer that is adjacent to the new employment- the aim here is to create a different type of housing that will support less conventional working patterns.

In light of this, the new offer focusses on creating a film studio that complements the filming we have seen at Heyford Park to date. We intend to transform some of our hardened aircraft shelters into a variety of stages that can be used for filming, as well as providing a mixture of other types of ancillary accommodation, such as workshops and animation studios, to support associated industries. We want Heyford Park to become synonymous with digital and creative innovation in Oxfordshire.

In addition to the studios, we have identified areas which would be most suitable for future outdoor filming, subject to sensitive management to protect local wildlife and heritage interest.

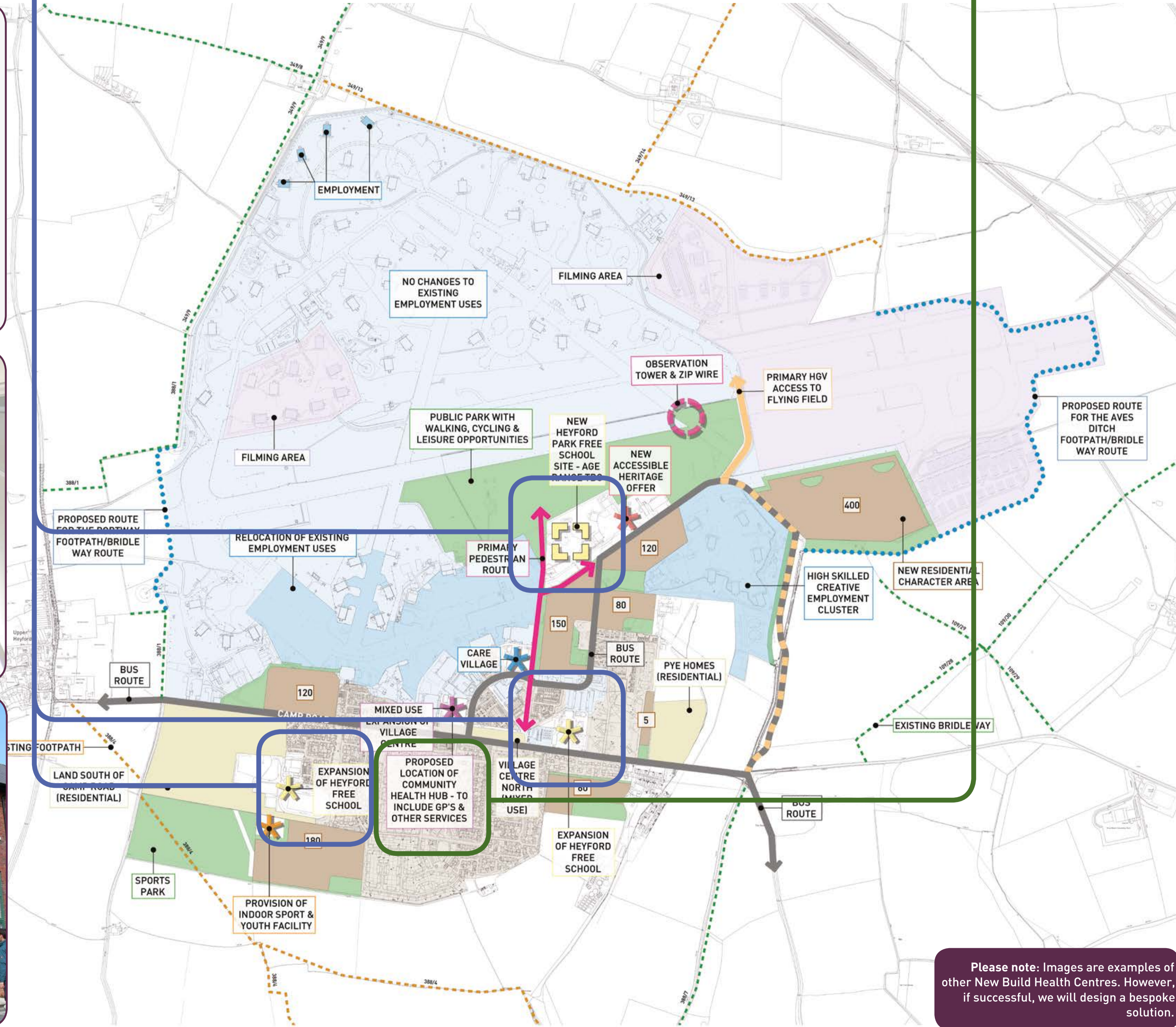


Education

After engagement with Heyford Park Free School, it is the intention that HPFS will provide all the necessary expansion of school spaces to meet the growing population. Oxfordshire County Council have confirmed the numbers they wish to see provided, as thus Heyford Park Free School will be expanding by 1.5 forms of entry at Primary, as well as 1.5 forms of entry at Secondary. This will provide spare capacity so that some children in neighbouring villages can access the Secondary school offer at HPFS. The expansion includes a third new campus that will be located near to the Public Park. Over 500 new places will be provided as part of the proposals. We are also proposing new nursery facilities that will both cater for funded hours, as well as wrap around commercial childcare.

Community Health Hub

The desire to see a GP service at Heyford Park has been a strong request from a number of stakeholder groups, including the Mid-Cherwell Neighbourhood Plan and members of Cherwell's Planning Committee. Dorchester are therefore proposing a new community health hub adjacent to the Village Centre, which will ensure the facility is well connected. This would not only include a GP surgery, but offices and rooms for other associated health facilities, such as dentistry. Our aim is that by locating these services in a hub, they will become more sustainable. We are proposing the demolition of an existing hangar to make way for a new purpose built facility. Despite local people making a strong case for the Health Hub on Dorchester's behalf, the Clinical Care Commissioning Group have not yet agreed to this principle and are still investigating expanding Deddington as an alternative. It would be useful to understand local people's thoughts on this via the provided feedback forms.



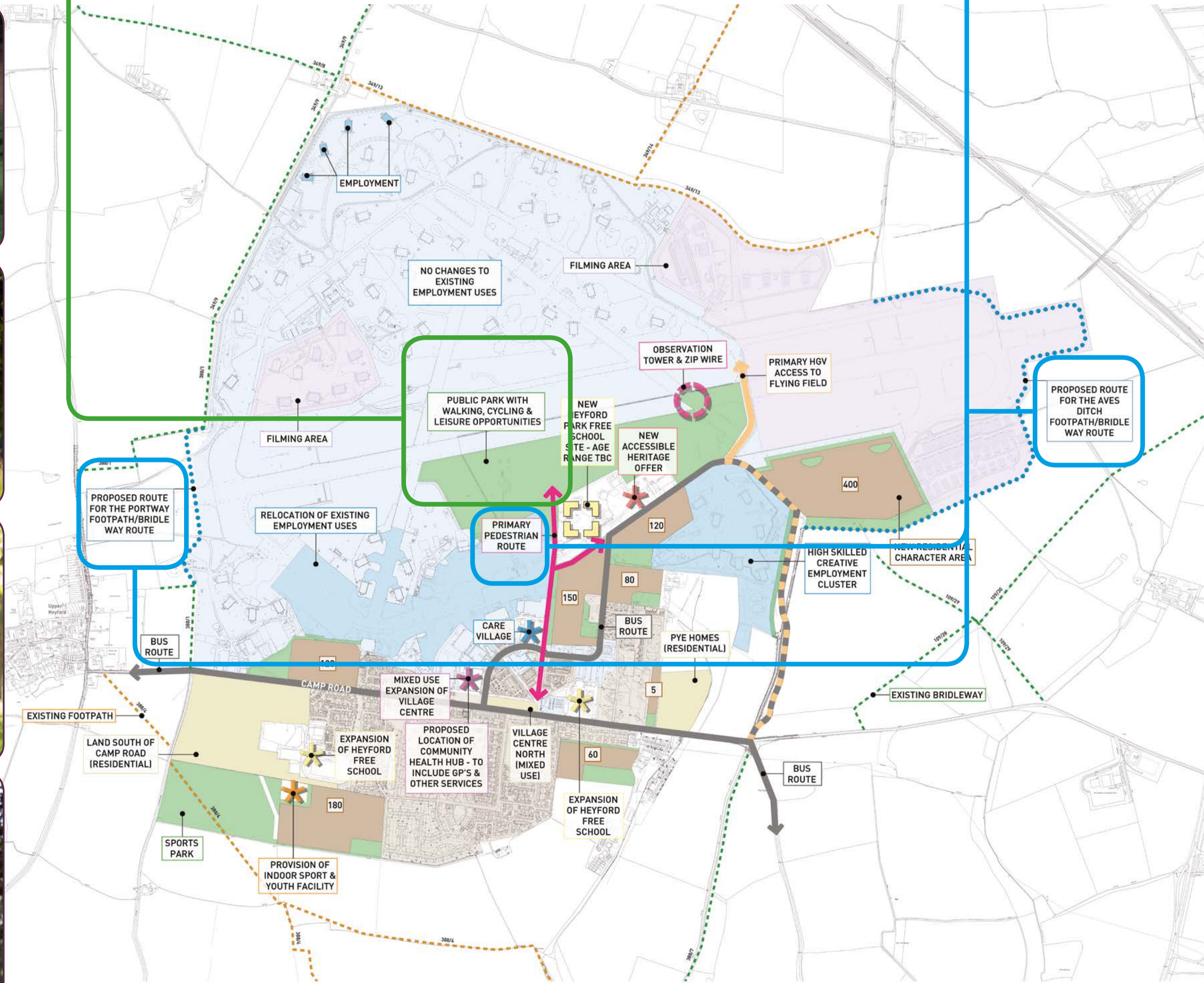
Please note: Images are examples of other New Build Health Centres. However, if successful, we will design a bespoke solution.

New Public Park:

At the centre of the site, a 60 acre new public park is to be provided to allow access into the heart of the flying field, with safe new routes for walking and cycling that will enable local residents to directly access the site's heritage assets on a regular basis. The public park is a significant green infrastructure contribution, and as a comparator, it will be 6 times larger than Garth Park in Bicester.

New public footpaths, cycleways and bridleways:

A network of public footpaths, cycleway and bridleways will be provided around the site and through the village. The aim has been to improve connectivity to neighbouring villages as much as possible, as well as allowing safe and convenient access from residential and employment areas to the village centre and community facilities. We have heard from our engagement exercises with local people that residents would like to see better leisure cycling and walking around Heyford, and we have been able to provide new routes that allow for this.

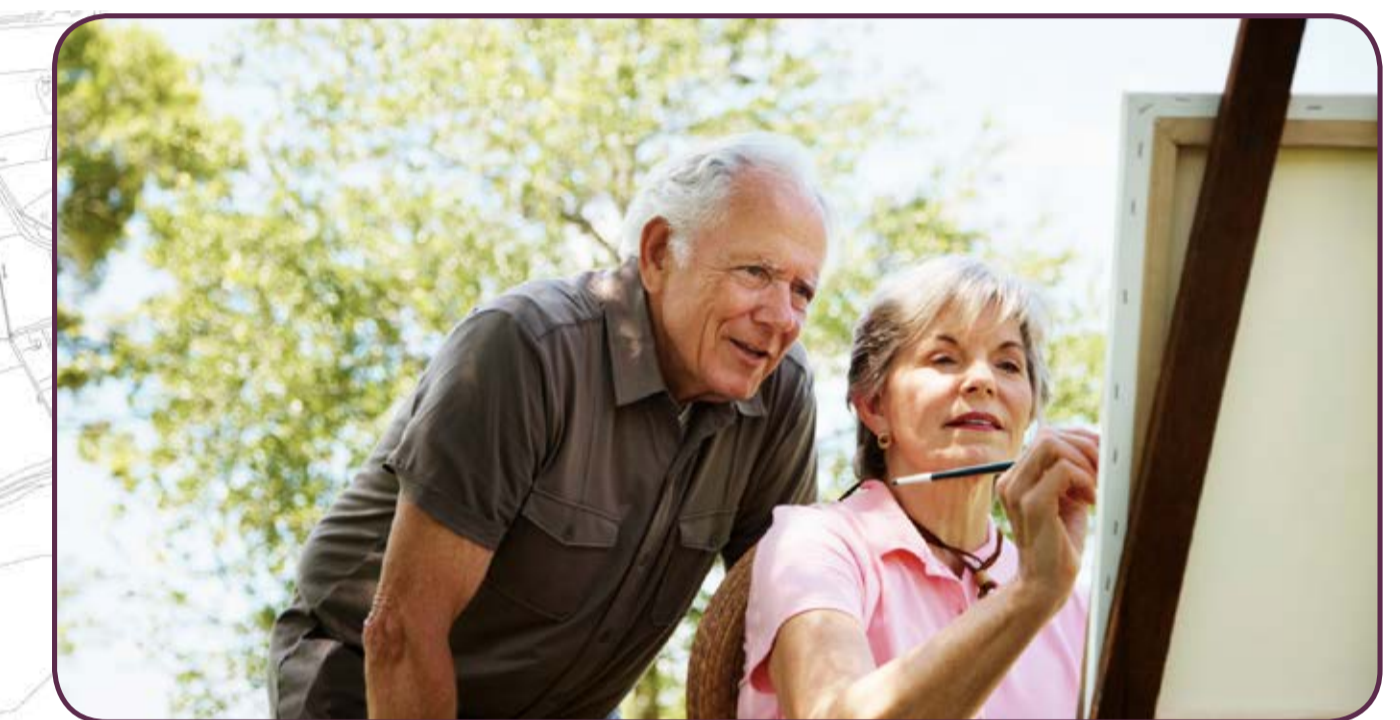
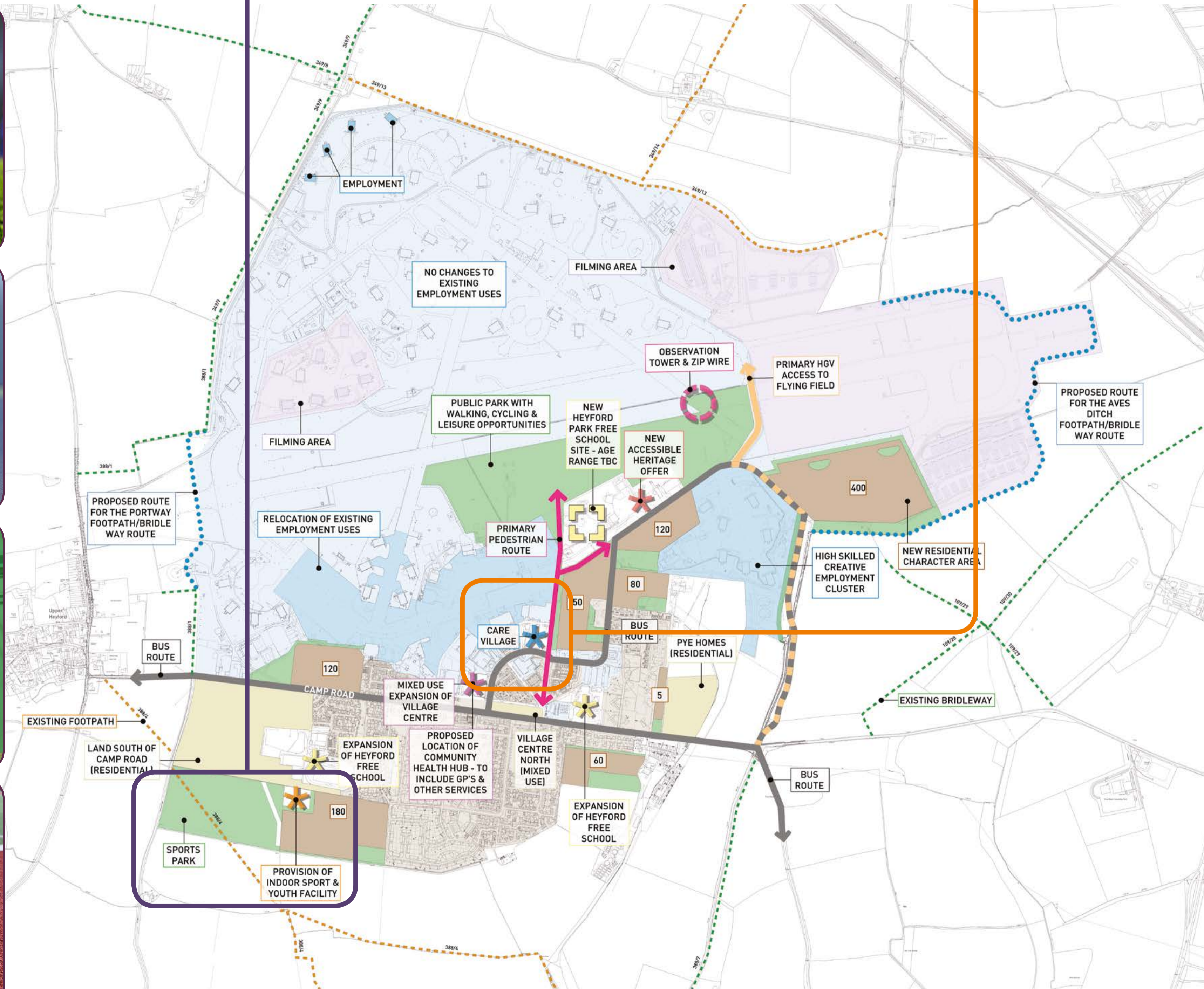


New sports pitches and indoor sport facilities:

A new area of sports pitches is to be allocated towards the south west of the site, providing an enhanced green buffer to Upper Heyford village further to the west. We also would like to enhance the indoor sports facilities at Heyford Park, and we have identified an area near the Free School Specialisms' Campus that will help to create a dedicated sports' hub for the wider area. We are keen to receive consultation responses regarding what types of indoor sport are considered to be the most desirable, and will also consider upgrades and improvements to existing facilities.

Extra care provision:

Cherwell has an aging population, and we have identified through the Neighbourhood Plan that people in this area are concerned about the lack of available accessible housing locally. We propose creating a new community care village in the heart of development, which will provide up to 60 extra care units. These units will benefit from high quality communal facilities, and additional care service packages that can be tailored to suit individual needs. These units will be available in a mixture of tenures.



“We believe the masterplan provides an opportunity to greatly enhance a variety of transport issues in and around Heyford Park.”

Walking and Cycling

As Heyford grows, it is becoming increasingly important to ensure there is good pedestrian and cycle connectivity on site between key facilities, but also that Heyford Park is accessible to the wider neighbourhood. This gives both the opportunity to travel locally in a sustainable way and to explore the area at leisure.

On-site provision

The plan below shows proposed off-road pedestrian and cycle routes on site. The provision focuses on the ability to move safely through the site, accessing the multiple school sites from the residential areas and connecting with the new public park on the airfield. The new public park will have a number of cycling and walking routes within it- the plan highlights a possible 1km route within the park which will be directly connected to the residential areas via an off-road route- creating a new space for safe cycling and walking. A new off-road route will also connect to the creative employment hub ensuring anyone who lives and works on site can travel sustainably.

Off-site provision

There are a number of existing Public Rights of Way surrounding Heyford Park- with this masterplan we aim to make them more accessible from Heyford and to ensure there are a range of different length walking and cycle routes available.

As part of the existing masterplan, work is already underway to reopen two historic bridleways of Aves Ditch and the Portway. Once these have been reopened a 10km walking route around the perimeter of Heyford Park will be possible. We have assessed where this route could logically link to other Public Rights of Way in order to create an enhanced network for walking and cycling in the wider neighbourhood and will aim to make these connections a reality. Where Public Rights of Way connect with Heyford, and these need improvements for completeness, a contribution to these can be made through S106 contributions.

Enhanced bus service and connectivity to rail links

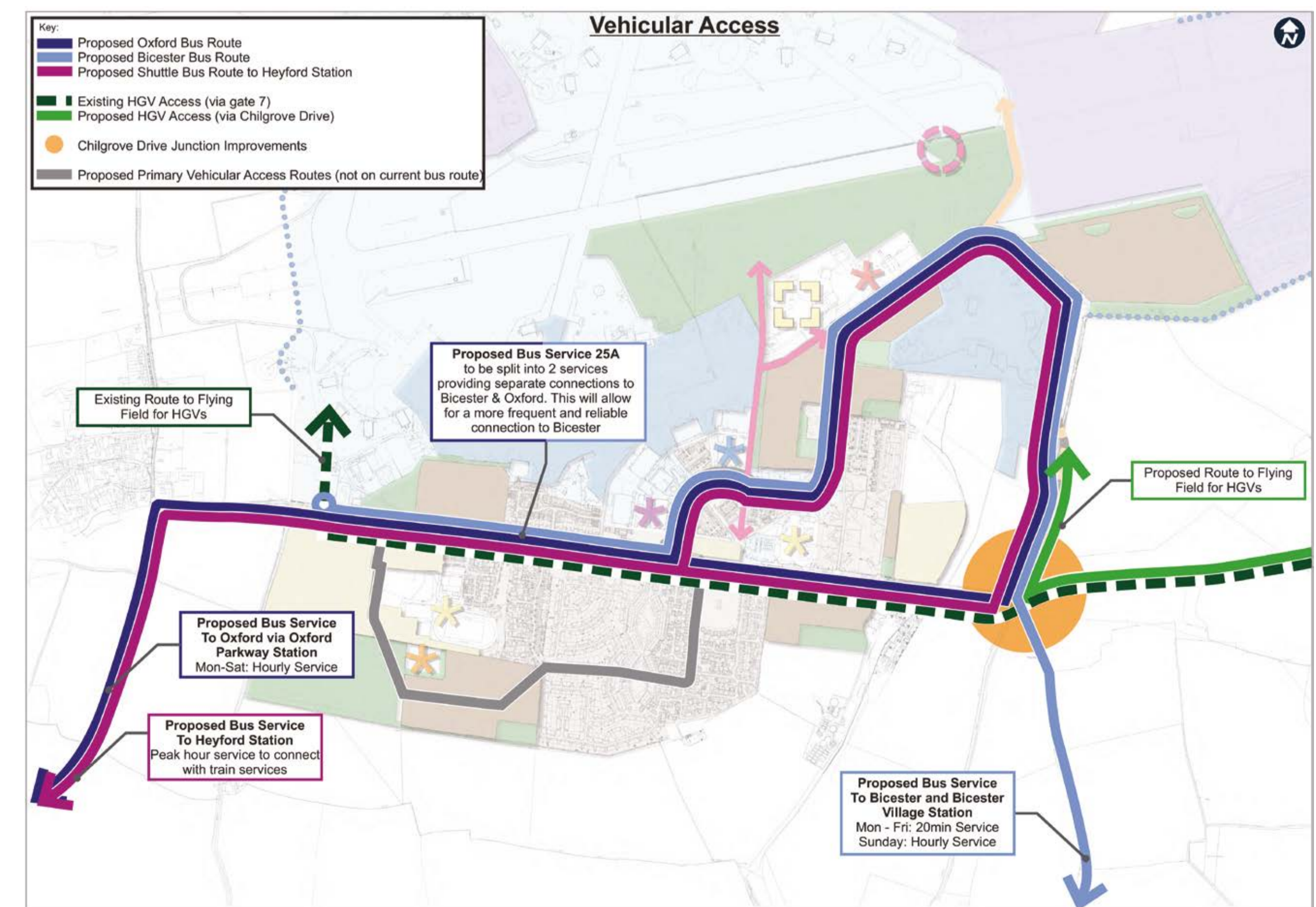
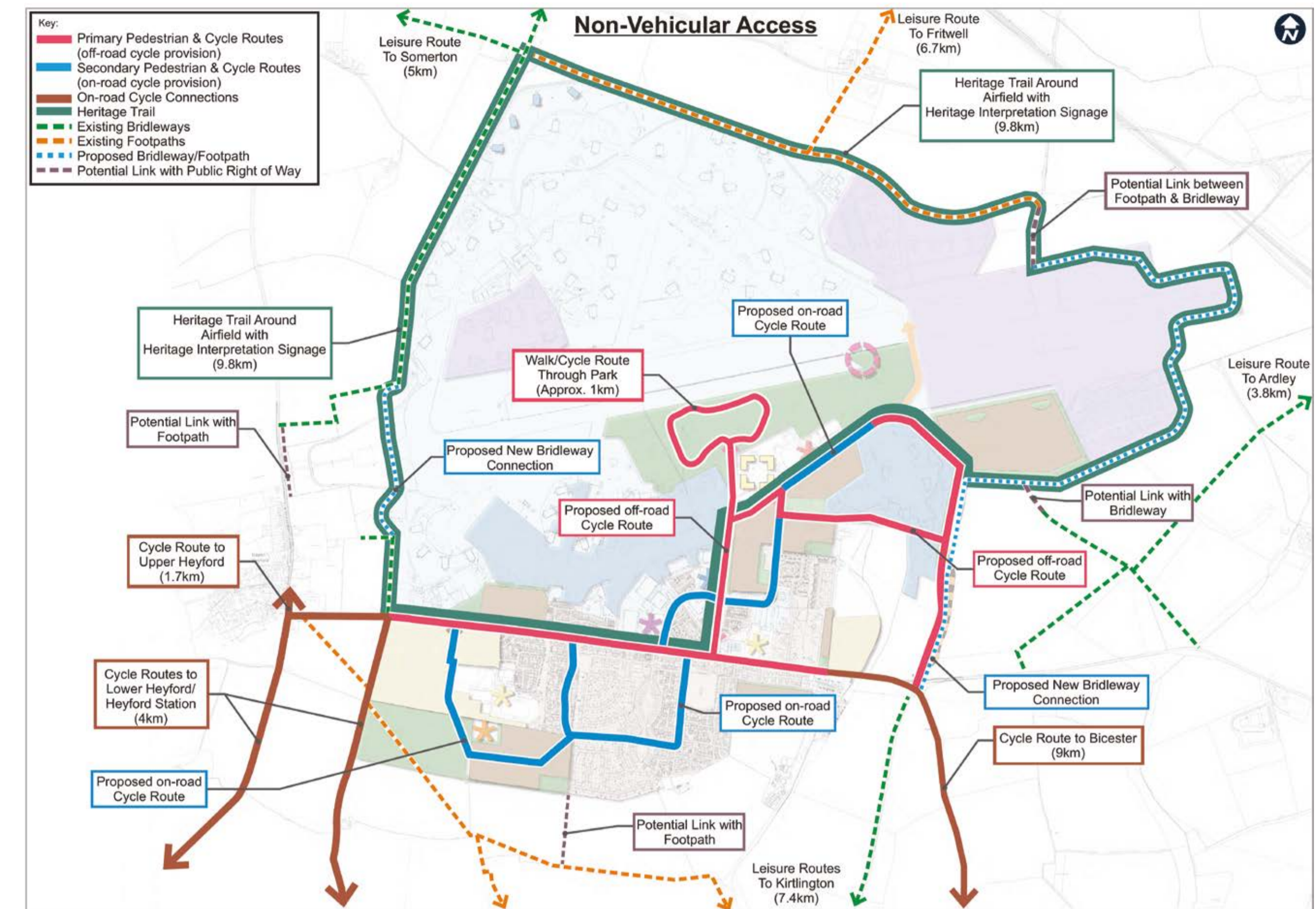
Increasingly people want to travel sustainably however in order for this to be a reality public transport needs to be an easy option and take people to where they want to go. The public transport offer at Heyford Park is going to be revised in order to make it more reliable, more frequent and to increase connections with other modes of public transport.

Heyford Park is currently served by the 25A bus service, which travels hourly between Oxford, Heyford Park and Bicester. The proposal now is to:

- Split the 25A bus service into two services, providing separate connections from Heyford Park to both Oxford and Bicester. As well as increasing the frequency of service this should also increase the reliability of the service, making the bus a far more desirable way to travel for both work and leisure.
- The Bicester service will run every 20 minutes from Heyford Park and will now connect with Bicester Village station, which has regular services to both London Marylebone and Oxford. On Sundays the service will run hourly.
- The Oxford service will continue to run hourly from Heyford Park.
- There will be a new shuttle service from Heyford Park to Lower Heyford Station during peak hours. This service will be flexible and connect directly with the train departure and arrival times, which takes passengers into central Oxford in just 14 minutes.

HGV Re-routing

Another transport opportunity afforded by the new masterplan is to successfully re-route the HGVS away from Camp Road which has become unsuitable as the road has become more residential in nature and is now the location for the Free School. The new HGV route ensures all HGVS will leave Camp Road at Chilgrove Drive, meaning there will not be travelling HGVS in the areas where there are the greatest pedestrian and cycle movements.



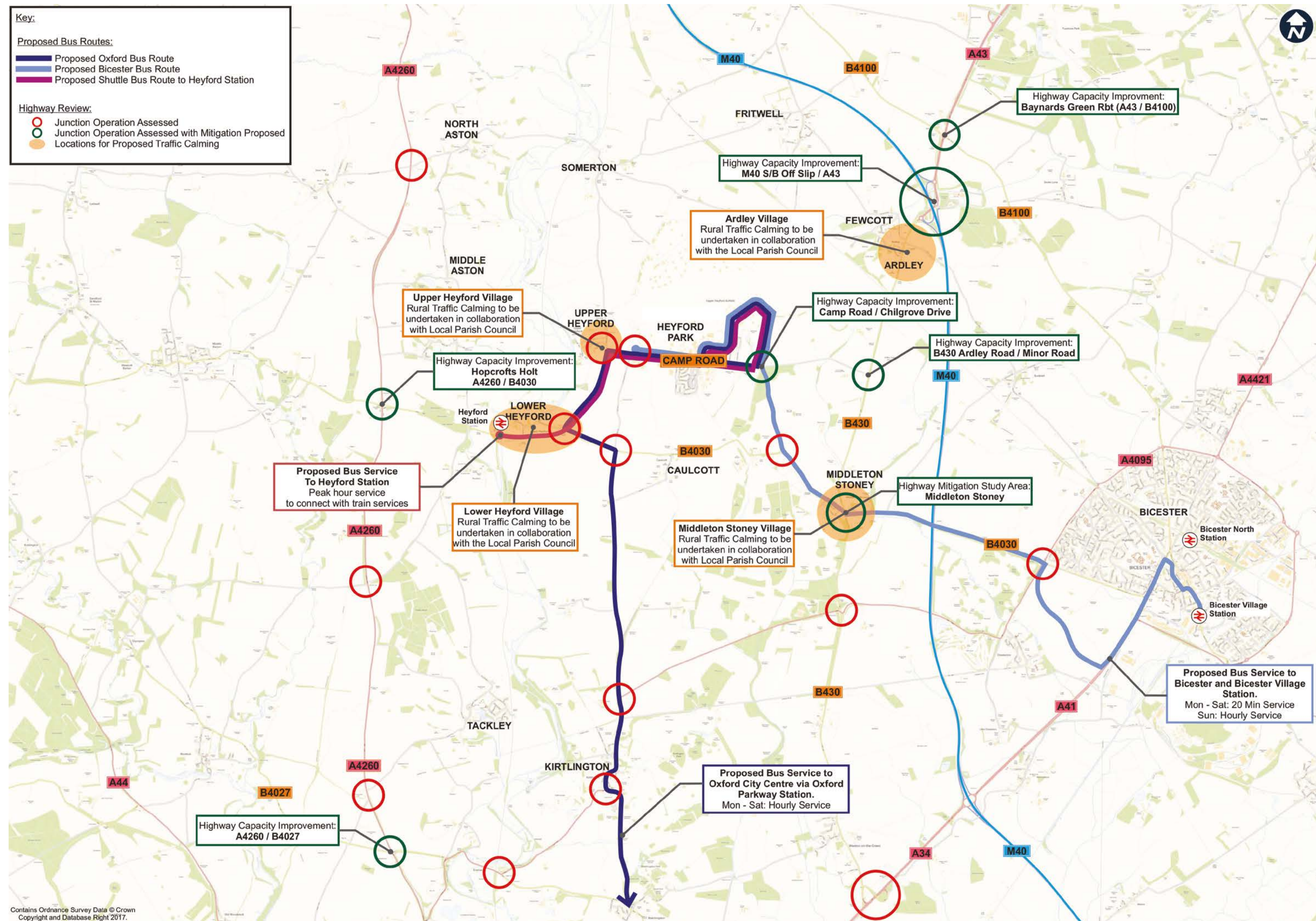
A methodology for assessing the transport impact of the additional homes and jobs at Heyford Park was agreed with both Oxfordshire County Council and Highways England. The predicted impact of the development was assessed at a total of 21 junctions, which are marked on the plan below. In response to the forecasted traffic, improvement measures are being considered at locations marked in green and villages marked in yellow. The improvements will take two forms; highway capacity improvements and/or studies where further agreement with the Local Authority is required to determine a solution (green), and rural traffic calming for the impacted villages (yellow).

Highway capacity improvements/studies

When assessing the agreed junctions, some were highlighted as having capacity issues attributable to the predicted impact of traffic from the additional development. In these locations, highway capacity improvements have been suggested- this may include anything from road layout improvements to new traffic control systems. The solutions to these are currently being investigated with Oxfordshire County Council and Highways England and these will be presented to the Parishes involved once viable options have been agreed. Due to being one of the more sensitive and constrained traffic areas within the Neighbourhood, it is suggested a further highway mitigation study is carried out at Middleton Stoney, in consultation with the Parish council, to investigate solutions to the capacity issues here.

Rural traffic calming

A number of villages close to Heyford Park were identified as requiring rural traffic calming. Dorchester will be looking to develop solutions suitable to the rural context of these villages with Upper Heyford, Lower Heyford, Middleton Stoney and Ardley Parish councils. We are happy to explore some of the treatments suggested by Ben Hamilton Bailee in his recent study that was commissioned by the Mid-Cherwell Neighbourhood Plan. In addition to these 4 villages, Somerton and Fritwell will be monitored, and funds will be made available should rural traffic calming also be required in these villages as a result of the development.





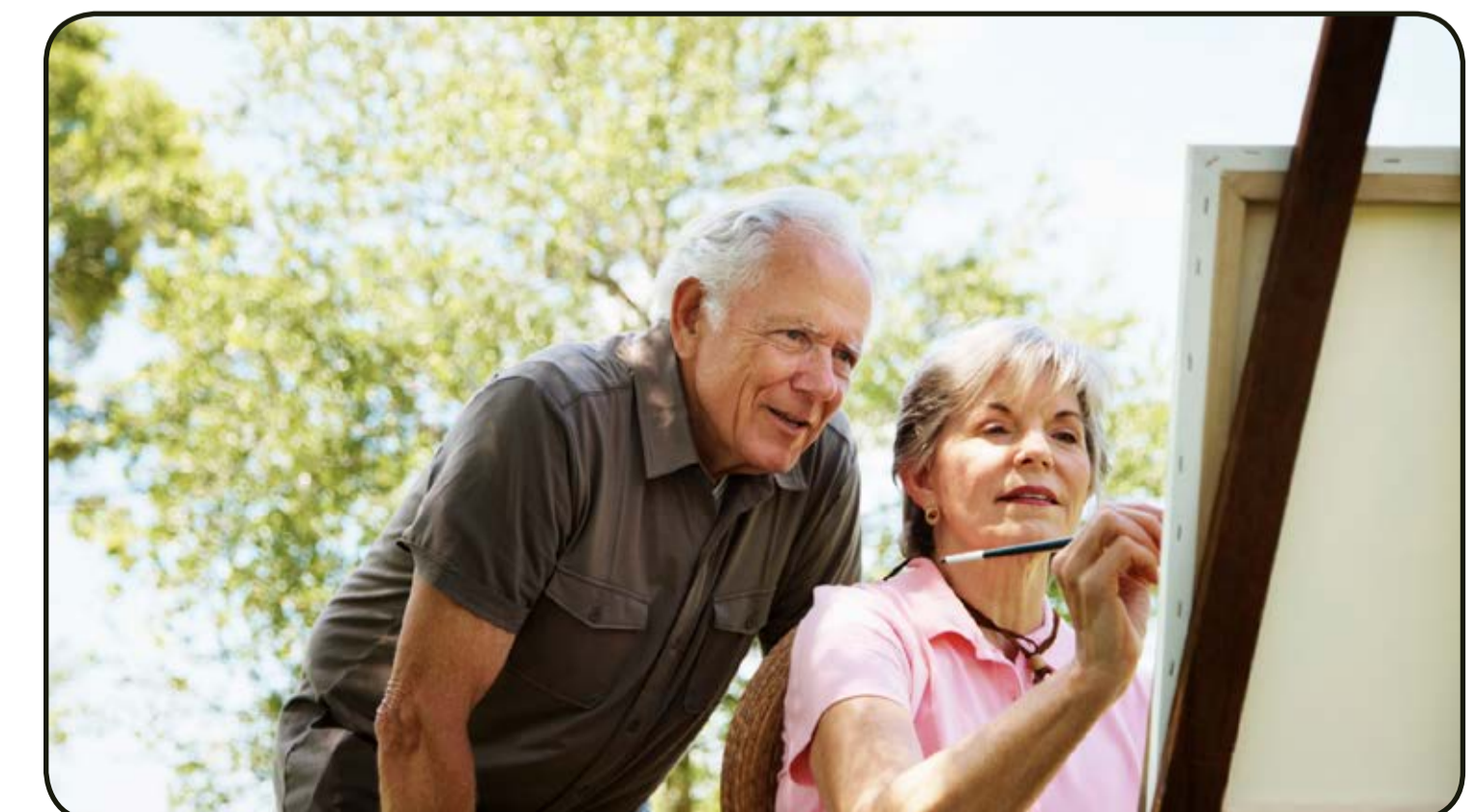
October 2017
Local stakeholder and community consultation

Autumn 2017
Review feedback, further consultation with stakeholders regarding heritage, ecology and transport, finalise planning application

Late 2017
Submission of outline planning application

Early 2018
Consultation by Cherwell District council on planning application

Spring/Summer 2017
Cherwell District Council determine planning application with legal agreement to secure provision of planning and community benefits and transport improvements





DORCHESTER LIVING HEYFORD PARK MASTERPLAN CONSULTATION FEEDBACK FORM

Thank you for taking the time to attend the consultation event today, we hope you have found it to be useful. Dorchester Living are keen to hear your views on the emerging masterplan before the plans are finalised and a planning application submitted. Therefore, we would appreciate it if you could please take a few minutes to answer the questions below and then return your form using the box provided or via the address/email address detailed at the end of this form.

The proposals you are commenting on are for a comprehensive and holistic masterplan which will deliver the strategic allocation of 1,600 homes and 1,500 jobs at Heyford Park. The masterplan includes, but is not limited to; a creative employment cluster, a new school site, an innovative and accessible heritage offer, a 60 acre public park, a community health hub, extra care housing, affordable homes and mixed use expansion of the Village Centre.

Once you have completed your form **please place it in the box provided** or alternatively you can return it to us within 7 days of this event using **the postal or email address below**.

FAO: Development team, Heyford Park House, 52 Camp Road, Upper Heyford, Bicester, OX25 5HD
consultation@dorchestergrp.com

**1. In the context of the masterplan providing the Local Plan strategic allocation of 1,600 homes and 1,500 jobs, are you broadly in support of our proposals so far?
Please circle your answer below and provide any additional comment in the box.**

YES

NO

Any comment:

**2. With regard to primary healthcare, is your preference to see this delivered at Heyford Park, in the form of a community health hub, rather than at Deddington or Bicester?
Please circle your answer below and provide any additional comment in the box.**

YES

NO

Whether you answered yes or no it would be useful for us to understand your reasoning for this, please provide your comment here:

APPENDIX 5

FEEDBACK FORM

3. Are you satisfied there are significant contributions to social infrastructure, leisure and amenities included within this masterplan?

Please circle your answer below and provide any additional comment in the box.

YES

NO

Any comment; for example, are there areas you are particularly excited about?

4. Do you feel the accessible heritage proposals will give you a greater understanding and appreciation of Heyford's history?

Please circle your answer below and provide any additional comment in the box.

YES

NO

Any comment;

5. Using the comment box below, can you please give us some ideas of indoor sport provision you would like to see in the future at Heyford Park?

Comments:

6. Do you have any further comments that you feel we should be aware of?

Comments: